

# ZONING ORDINANCE PROJECT

## *City of Littleton*

Planning Board  
July 11, 2016



CLARION

Clarion Associates, LLC

# PRESENTATION OVERVIEW

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- Project Overview
- Where Are We Now
- Next Steps

# PROJECT OVERVIEW

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*To create a modernized, user-friendly ordinance that serves to implement Littleton's existing long-range plans and policies through updates of uses, zoning districts, and development standards, and document reorganization.*

# PROJECT FOCUS

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## Revise and Update Lineup of Permitted Uses

- Modernize list of uses
- Avoid making policy changes that require significant discussion by City Council

## Create a Logical and Intuitive Structure

- Improve overall ordinance organization
- Reconcile formatting and structure inconsistencies
- Consolidate similar information

# SCOPE OF WORK

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Task 1. Project Kickoff



Task 2. Prepare Assessment and Outline for the Zoning Ordinance



Task 3. Prepare Staff Draft of Revised Use Regulations



Task 4. Prepare Public Draft of Reorganized Zoning Ordinance & Revised Use Regulations

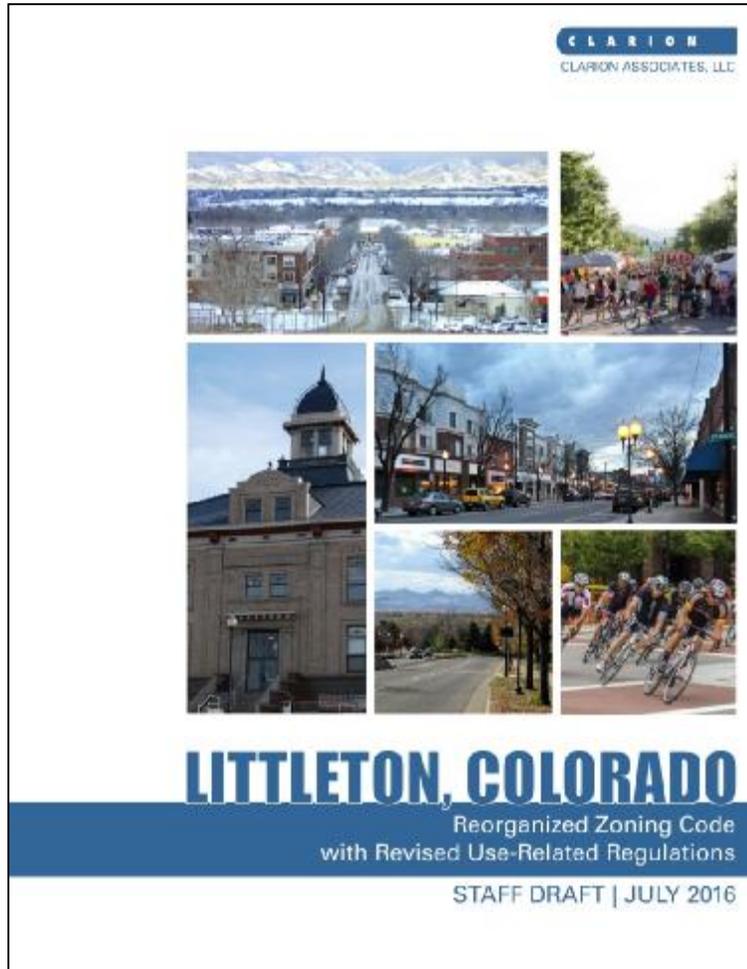


Task 5. Introduce Reorganized Zoning Ordinance & Revised Use Regulations to Council

# WHERE ARE WE NOW

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1. *Group discussion and changes to draft Permitted Use provisions presented earlier in 2016 have been made*
  2. *Remaining (non-use-related) content of the Zoning Ordinance has been reorganized into the structure recommended in the February 2015 Assessment*
  3. *Revised Permitted Use Table, Use-specific Standards, and Use Definitions have been incorporated into the reorganized Zoning Ordinance document*

# UPDATED & REORGANIZED CODE



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Reorganized Littleton Zoning Ordinance With Revised Permitted Use Content      Clarion Associates DRAFT      1

# UPDATED & REORGANIZED CODE

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## A Logical Structure

Chapter 1: General Provisions

Chapter 2: Zoning Districts

Chapter 3: Use Regulations



What Can I Do on  
This Land?

Chapter 4: Development Standards



How Good Does it  
Have to Be?

Chapter 5: Review Procedures



Whose Approval  
Do I Need?

Chapter 6: Nonconformities

Chapter 7: Definitions

# UPDATED & REORGANIZED CODE

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## A Logical Structure

Chapter 1: General Provisions

Chapter 2: Zoning Districts

Chapter 3: Use Regulations



Working With  
You, We Updated  
This

Chapter 4: Development Standards

Chapter 5: Review Procedures

Chapter 6: Nonconformities

Chapter 7: Definitions



And Part of This

The Rest is the Current Content Reorganized





# USE REGULATIONS

## 10-3-3 Use-Specific Standards

### (A) Dwelling, Multi-family<sup>158</sup>

Residential dwelling units may be located in the same structure as nonresidential uses in the B-1 and B-2 districts provided the following conditions have been met:

1. The residential use shall not occupy the ground floor of the structure.<sup>159</sup>
2. No commercial activity, except for permitted home occupations, shall be conducted in the area of the structure designated for residential use.

### (B) Manufactured Home<sup>176</sup>

#### 1. Location, Parking, and Occupancy<sup>171</sup>

- (a) No manufactured home or mobile home shall be parked or occupied on any private property other than in a licensed manufactured home park, travel trailer park, or manufactured home or travel trailer sales lot.
- (b) No manufactured home, mobile home, or travel trailer shall be occupied in a park unless the mobile home or travel trailer is situated on a designated space.
- (c) No travel trailer shall be occupied on a travel trailer space for more 180 days in any calendar year.
- (d) No manufactured home or mobile home shall be permitted in any park or portion of a park licensed for travel trailers for more than five days.
- (e) Jacks or stabilizers must be placed under the frame of the manufactured home, mobile home, or travel trailer (excluding campers mounted on trucks and buses) springs while the home is parked for occupancy.
- (f) Parking of manufactured home, mobile home, or travel trailer in public roadside parks shall be in accordance with posted signs and instructions in such parking areas.

#### 2. Additions<sup>172</sup>

No additions shall be built onto or become a part of any manufactured home or mobile home except the following, each of which shall require a building permit:

<sup>158</sup> Current 10-4-12. Requirement that all structures comply with building codes, that the development comply with minimum lot area standards, and that parking meet code requirements for both residential and nonresidential parking were deleted as unnecessary.

<sup>159</sup> Revised from current requirement that residential uses not occupy more than 50% of gross floor area of structure.

<sup>170</sup> Current 4-4-20 through 4-4-22 reorganized and reworded for clarity. Provisions of 4-4-21(B) requiring registration of a manufactured home on a residential lot within 30 days after adoption of 1977 ordinance was deleted as obsolete (registrations either did or did not occur). The detailed standards for "Fuel Storage and Connections" addressing construction of liquefied petroleum gas fuel lines and connections in current 4-4-12 were deleted. These would usually appear in engineering or public safety standards rather than the zoning ordinance. These are very old provisions; we suggest you check whether you have any LPG-powered manufactured homes and if not then delete these provisions altogether.

<sup>171</sup> Revised to cover both manufactured homes (RVB compliant) and mobile homes.

<sup>172</sup> Current 4-4-22 reworded for clarity. Text prohibiting harborage for rodents and fire hazards were deleted as obsolete, since both rodents and fire hazards are nuisances barred by other provisions of the Code. Most newer codes require abating (i.e. it is not an option) and we recommend you require that unless it will create numerous nonconformities.

## 10-7-4 Land Use Definitions

Permitted, Conditional, Accessory, and Temporary Uses listed in Table 10-3-1 (Permitted Use Table) are defined in this section. Definitions of other terms used in this Ordinance are contained in Section 10-7-3 above.

### Accessory Use or Structure<sup>167</sup>

A use or structure that is:

1. Clearly incidental to, and commonly associated with, the primary permitted use or primary structure on the lot;
2. Operated and maintained under the same ownership or occupant of the premises and is located on the same lot as the primary permitted use;
3. Does not include structures or structural features inconsistent with the primary structure;
4. Does not include residential occupancy; and
5. If operated partially or entirely within any primary structure, does not occupy more than 50 percent of the gross floor area of that structure. If operated outside the primary structure, does not occupy more than 10 percent of the area of the lot.

### Adult Entertainment<sup>168</sup>

An adult arcade, adult cabaret, adult motel, adult motion picture theater, adult theater, or an adult model studio, as those terms are defined below. The definition "Adult Entertainment" shall not include an establishment where a medical practitioner, psychologist, psychiatrist or similar professional person licensed by the State engages in medically approved and recognized sexual therapy.

#### Adult Arcade

Any place to which the public is permitted or invited, in which coin-operated, token-operated or sign-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are regularly maintained to show images to 5 or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by their emphasis upon matters exhibiting "specified sexual activities" or "specified anatomical areas."

#### Adult Cabaret

A nightclub, bar, restaurant, or similar commercial establishment that regularly features persons who appear in nude or semi-nude; or live performances characterized by the exposure of specified anatomical areas; or films, motion pictures, videotapes, slides or other photographic reproductions characterized by the exhibition or display of "specified sexual activities" or "specified anatomical areas."

#### Adult Model Studio

A commercial establishment that regularly features a person(s) appearing nude or semi-nude to be observed, sketched, drawn, painted, sculptured, or photographed by other persons who pay money or any form of consideration, but shall not include a school or educational institution licensed by the State of Colorado or a college, junior college or university supported entirely or in part by public taxation; a private

<sup>167</sup> Current 10-9-4. Minimum lot coverage reduced from 50% to 10%.

<sup>168</sup> Combination of current definitions "Adult Arcade," "Adult Bar/Club," "Adult Cabaret," "Adult Motel," "Adult Motion Picture Theater," "Adult Theater," and "Adult Model Studio" from current 3-14-1 of City Code. Adult model studio renamed to adult model studio.

# NEXT STEPS

## FOR THE PERMITTED USE AND CODE REORGANIZATION WORK DONE TO DATE

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### *Review*

- *Planning Board and Staff to review reorganized document.*

### *Public Meetings?*

- *Conduct meetings for public review of the Reorganized Code*

### *Present*

- *Planning Board and Staff (and Clarion, if desired) to present reorganized document to City Council for further action.*

## CONTACT US

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